

Metal roof solves asbestos problem

Spring Valley Lake Country Club in Victorville, Calif., wasn't losing members because of the outdated, deteriorating roof on its clubhouse, but the building's exterior wasn't very inviting for members or guests. The heavy wood shake roof had been there since Arnold Palmer was in his prime. Too bad it wasn't aging as gracefully.

Shakes had blown off. The remaining ones were dried out, badly sunbleached, and just plain old looking. General manager Bruce Zahn couldn't wait to tear it off and put on something new. He wanted red tile.

One problem: Under the original wood shake was a felt liner containing asbestos. Zahn checked with local abatement companies and discovered it would cost \$55,000 to \$75,000 just to abate the asbestos, as the club sits across the street from a lake in a high-wind area.

Suddenly, tearing off the old roof didn't seem like such a good idea. "We had concerns about the roof coming off and the liner potentially blowing asbestos around," Zahn says. "It would have run the dollar amount of the project up quite a bit."

Another problem: The clubhouse might not hold up under the weight of standard red tile. Zahn would have to hire an engineering firm to determine the additional load on the building and how to reinforce the clubhouse. "I really didn't want to get into all that," Zahn says.

Fortunately, the previous general manager at Spring Valley had passed along his notes from a meeting a few years earlier with Chris Wertz, a representative of Western Roofing Systems in Anaheim, Calif. Zahn saw the notes about lightweight stone-coated steel and decided to set up another meeting.

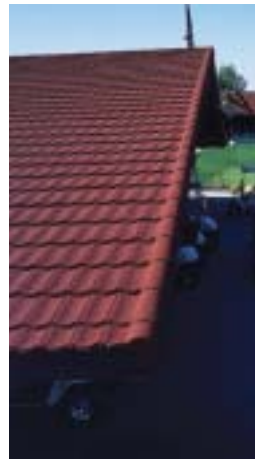
Wertz showed Zahn Metro Roof Products' stone-coated MetroTile in the Mission Red color and explained why it would be just right for the country club's situation. The material could be applied directly over the existing roof, with no tear-off, solving the asbestos liner problem. The metal material offers a tile look at a fraction of the weight, eliminating the need for engineering analysis or structural reinforcement. The metal panels are also safer in a high-wind environment, with a 50-year warranty covering 120 mph winds.

And golfers having a bad day won't damage the clubhouse roof with stray drives.

"There were a lot of good benefits we were going to realize by going with this product," Zahn says.

A particular help was seeing samples. Metro's Jon Wilson left several 3x3 panels of the MetroTile in different colors. "That really helped my decision-making," Zahn says.

So did the Metro product's Class 4 hail impact resistance, and 25-year limited appearance warranty. Metro offers the same backing for all its lightweight (1.5 pounds per square foot) stone-coated Zincoalume steel roof systems. They come



The Country Club's new metal tile roof keynotes the building's new look.
METRO PHOTOS

in tile, shake, and shingle profiles. Zahn, of course, opted for the tile profile.

"There was nothing else that they could have done if they were trying to avoid removing the asbestos," Wilson says. "Metal roofing was the only type of solution."

Western Roofing Systems used 480 squares to cover the clubhouse, which houses the locker rooms, pro shop, dining room, golf cart barn, and two restrooms.

Being able to encapsulate the asbestos under the new roof was the best answer to Zahn's needs. "It saved us time and money and they actually added a little bit more insulation for us," he says.

Along with other cosmetic changes to the clubhouse's exterior, the results are dramatic, Zahn said. Club members are ecstatic. They say the building looks completely new.

"The reroof itself was substantial in making that change," Zahn says. "People keep commenting on how nice it looks." ■